

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
ELECTRONIC MEETING  
THURSDAY, 2023-OCT-12, AT 5:03 P.M.

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PRESENT:   Members:   Jonathan Behnke, BCSLA/CSLA (Acting Chair)  
                                  Councillor Eastmure  
                                  Jason Santeford, AIBC  
                                  Kaein Shimuzu, At Large  
                                  Kevin Krastel, At Large

                  Absent:    Marie Leduc, At Large  
                                  Angela Buick, At Large  
                                  Hector Alcala, At Large

                  Staff:     P. Carter, Planner, Current Planning Section  
                                  B. Binnersley, Current Planning Section  
                                  C. Richards, Recording Secretary

1.    CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:03 p.m.

2.    ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3.    PRESENTATIONS:

(a)   Development Permit Application No. DP001317 – 4670 Hammond Bay Road

Introduced by Payton Carter, Planner, Current Planning Section.

Presentations:

1.    Glenn Hill, architect, presented the neighbourhood context.
  - The property is unique-shaped and holds many characteristics, including wetland, steep slope, and fire hazard areas.
  - The applicant has worked with the property as much as they can given the site.
  - The property is accessed by Hammond Bay Road.
  - The neighbourhood is predominantly single family residential.
  
2.    Glenn Hill presented the site characteristics, renderings, building materials, site plans, elevations, future site access, project data, requested variances, architectural features, and proposed plantings. Highlights included:
  - Development is concentrated on the north side of the property.

- No more than 16 units proposed per hectare.
  - Wetland will be preserved.
  - A City easement runs through the property.
  - Various unit types are included in the plan.
  - Materials proposed are muted, warm-toned colours to have a visual connection to the natural surroundings.
  - Height variances would be required for Buildings 2, 14, and 15. The highest variance would be 3.9 meters, with the units remaining two to three storeys high.
3. Cam Woodruff, landscape architect, presented the landscape plan. Highlights included:
- Existing landscape will be retained in certain areas.
  - Circular seating plaza will be installed on the north side of the property. Permeable gravel will be used for this area.
  - Unit landscaping will bring down the scale between the units.
  - Picket fences will be installed between the units on the front side.
  - Drought-tolerant ornamental grasses and native plant species will be planted.
  - Permeable paving will be used at visitor parking stalls.
  - Ginko plants will be planted, which are the most acceptable species for the future with regards to changing climates.
  - Natural play space at the entrance of the property.
  - Play space will have natural landscape and will be surrounded by edible plants, such as blackberries and blueberries.
  - There is a 10 percent slope in the trail area - timber stairs may be installed to accommodate the sloped trail.
  - Invasive species will be removed from the site.
  - The residential planting strategy includes outwardly facing strip of planting in front of wood picket fences.
4. Patrick Ryan, engineer, presented the engineering plans, including site servicing. Highlights included:
- East of the site, there is an existing sanitary sewer that the applicant must work with.
  - Potential softer drainage to connect to the City's storm and sewer.
  - A portion of the play space area will also be used for servicing uses (storm water retention feature underground) as the ground is permeable in that area.
  - A retention area in the site's wetland, with the intent of running storm overflow to the wetland, not towards the proposed buildings.
  - The servicing impact on the wetland will be very minimal.

Jonathan Behnke, Acting Chair, opened the floor for questions to Staff.

Panel discussions took place regarding:

- Creating a textured hardscape to connect all the units without pedestrians having to walk on the roads and to connect to the pedestrian walkway.

- Adding a large landscape feature in front of bare walls as you drive into the complex, or planting cascading plants around.
- If the storm water runoff by the play space would be enough for the complex.
- Installing a short-term bike rack that is flexible to various bike sizes and types.
- Approval of selected plant materials.
- Mitigating environmental disruptiveness in the lighting plan, such as having lights on a timer to turn off at a specific time during the night.

It was moved and seconded that Development Permit Application DP001317 be accepted as presented, with support for the variances. The following recommendations were provided:

- Consider a different paving material to demarcate the pedestrian circulation along the roadway;
- Consider a landscape feature at the corner of Road A and Road B, adjoining Building 13; and,
- Consider a short-term bike parking configuration that can accommodate a wider variety of bike sizes and types.

The motion carried unanimously.

4. ADJOURNMENT:

It was moved and seconded at 6:07 p.m. that the meeting terminate. The motion carried unanimously.

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ACTING CHAIR

CERTIFIED CORRECT:

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RECORDING SECRETARY